

# **\$785,000 - 8 53212 Rge Road 15, Rural Parkland County**

MLS® #E4454913

**\$785,000**

6 Bedroom, 2.50 Bathroom, 1,259 sqft

Rural on 3.51 Acres

Eden Park Estates, Rural Parkland County, AB

Unique acreage built to entertain. Updated walk out Bi-Level has open kitchen, dining & living area with large island, butlers pantry, wood fireplace & custom hardwood floors. Master bedroom with 2pc ensuite, 2 additional bedrooms & full bath. 3 season sunroom off kitchen leads to upper deck. Lower level has new carpet throughout, family room (ready for direct vent fireplace), 3 bedrooms (not closets) & 3pc bath, laundry room, cold room & walkout onto concrete patio with built in wood storage & wired for hot tub. Large heated shop has 14' overhead door, mezzanine, 220v & Mancave at back with bar, gas fireplace, security system & back covered deck. Triple det. garage is heated and has single carport with 8' overhead door for storage & att. heated greenhouse with water. Added features: Drilled well + cistern, Cabin with power & wood stove, heated outhouse with heated seat, seacan party shack with roll up window by massive firepit, secured electric gate, galvanized fencing (incl. dog run) & much more!

Built in 1979

## **Essential Information**

MLS® # E4454913

Price \$785,000

Bedrooms 6



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,259                  |
| Acres          | 3.51                   |
| Year Built     | 1979                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 8 53212 Rge Road 15   |
| Area        | Rural Parkland County |
| Subdivision | Eden Park Estates     |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Y 0C3               |

### Amenities

|                |                                                                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Features       | Air Conditioner, Deck, Fire Pit, Greenhouse, Hot Water Natural Gas, Party Room, R.V. Storage, Secured Parking, Sunroom, Walkout Basement, Wet Bar, Workshop |
| Parking Spaces | 10                                                                                                                                                          |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                              |
| Exterior Features | Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Private Setting, Schools, Treed Lot, Vegetable Garden |
| Construction      | Wood                                                                                                                              |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 25th, 2025

Days on Market                11

Zoning                            Zone 70

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Listing information last updated on September 5th, 2025 at 6:32am MDT